



# Kendal

£72,496

Flat 31 Lound Place, Lound Street, Kendal, LA9 7FE

Positioned on the second floor of this well-managed development for the over-55s, Flat 31 Lound Place is a stylish and well-proportioned one-bedroom apartment offered on a 46% shared ownership basis. The property enjoys a light, airy layout with pleasant views over the front courtyard and is conveniently located within easy walking distance of Kendal town centre, with its range of shops, cafés and restaurants.

## Quick Overview

- Second floor apartment for over 55's
- Large double bedroom
- Spacious living space
- Accessible wetroom
- Shared ownership at 46%
- Quiet cul-de-sac position
- Communal living areas and gardens
- Close to town centre
- No upward chain!
- Ultrafast broadband speed\*



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Ultrafast  
Broadband



Shared Parking  
Available

Property Reference: K7291



Entrance Hallway



Living Room



Living Room



Kitchen

Residents of Lound Place benefit from a range of thoughtfully designed communal facilities, including a welcoming residents' lounge, shared kitchen, social and activity rooms, laundry facilities, an assisted bathing suite and an on-site hairdressing service, all aimed at providing comfort, convenience and opportunities for socialising.

The accommodation is accessed via a private entrance hall, which provides access to all rooms and includes a useful storage cupboard housing the hot water cylinder. The living room is bright and inviting, featuring front-facing windows and a electric fire with a marble-effect hearth and surround. An archway leads into the kitchen, which is fitted with a range of wall and base units, part-tiled splashbacks, a sink with drainer, four-ring electric hob with extractor and an integrated oven/grill. There is also space and plumbing for additional appliances.

The bedroom is a generously sized double and particularly benefits from an extensive range of fitted wardrobes, including overhead storage spanning the width of the room, offering excellent built-in storage solutions. A front-facing window provides natural light and views over the courtyard.

The wet room is fitted with a corner shower, WC and a floating wash hand basin with vanity storage, complemented by additional wall-mounted and mirrored cabinets and part-tiled walls. The property is available exclusively to purchasers aged 55 and over under a shared ownership scheme, with the remaining share held by Riverside Home Ownership. Early viewing is recommended, call now to arrange.

#### Accommodation with approximate dimensions:

Entrance Hall

Cupboard

Living room 20' 2" x 13' 3" (6.16m x 4.05m)

Kitchen 8' 11" x 9' 2" (2.74m x 2.8m)

Bedroom 20' 2" x 11' 7" (6.16m x 3.55m)

Wetroom

Property Information

Parking:

**Tenure:** Leasehold - Held on a balance of 999 year lease from 20th April 2011.

Service charge - £4342.73 per annum payable 1/2 yearly of £2,171.37 - paid to First Port LTD.

**Services:** Mains electricity, mains water and mains drainage.

**Viewings:** Strictly by appointment with Hackney & Leigh.

**Council Tax:** Westmorland and Furness Council Tax Band: A

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**What3Words & Directions** [///puzzle.drop.arts](http://puzzle.drop.arts)

Leave Kendal heading South along Aynam Road and bear left over the pedestrian crossing into Lound Road. Proceed past the K Village and take the next left before the traffic lights into Lound Street. Proceed to the end and Lound Place is facing you at the head of this quiet cul-de-sac.

**Anti-Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom



Wetroom



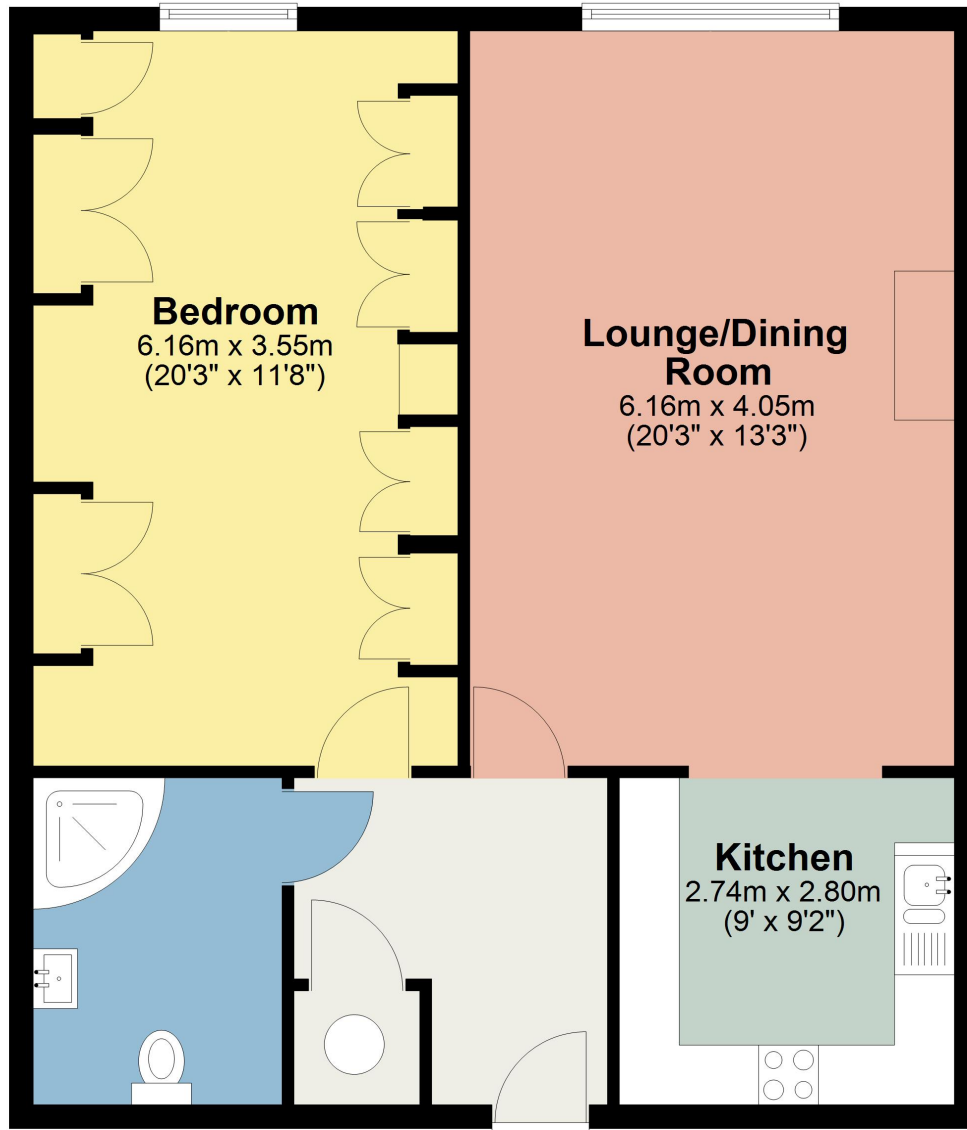
Communal Garden



Communal Garden

# Ground Floor

Approx. 68.8 sq. metres (740.1 sq. feet)



Total area: approx. 68.8 sq. metres (740.1 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

**31 Lound Place , Lound Street, Kendal**

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